

LEASE
**Central Carmel Office
Suites**

1016 3RD AVENUE SW

Carmel, IN 46032

PRESENTED BY:

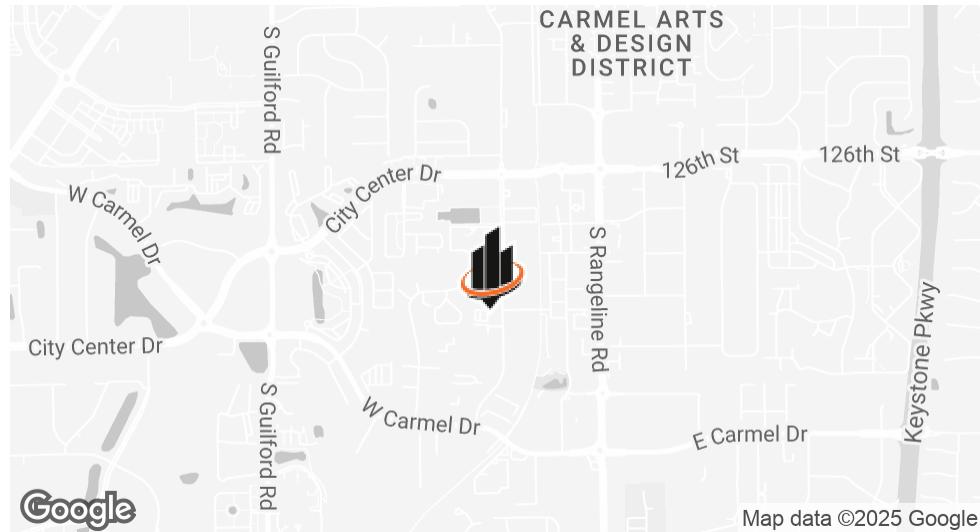
JESS LAWHEAD, CCIM

O: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$650.00 - 1,950.00 per month (MG)
AVAILABLE SF:	125 - 1,200 SF
LOT SIZE:	1.38 Acres
BUILDING SIZE:	5,310 SF

PROPERTY DESCRIPTION

Available office suites within this two-story professional building offer efficient layouts suitable for small businesses or satellite teams. Each suite includes private entrances, shared restrooms, and access to surface parking. The property features modern office finishes, central HVAC, and 24/7 building access. Suite sizes vary and may include a mix of open work areas and private offices.

PROPERTY HIGHLIGHTS

- New carpet and paint installed in suite
- Common areas currently being updated
- Surface parking on-site (25 spaces total)
- Central HVAC and professional office finishes
- Minutes from U.S. 31 and the Monon Trail
- Secured access to individually demised suites
- Suitable for professional services, creatives, or small businesses

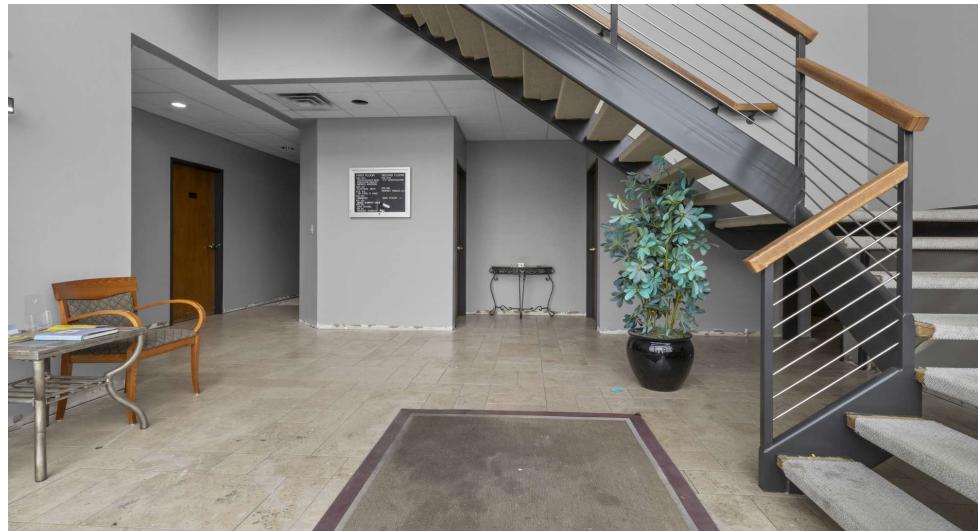
JESS LAWHEAD, CCIM

O: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

ADDITIONAL PHOTOS



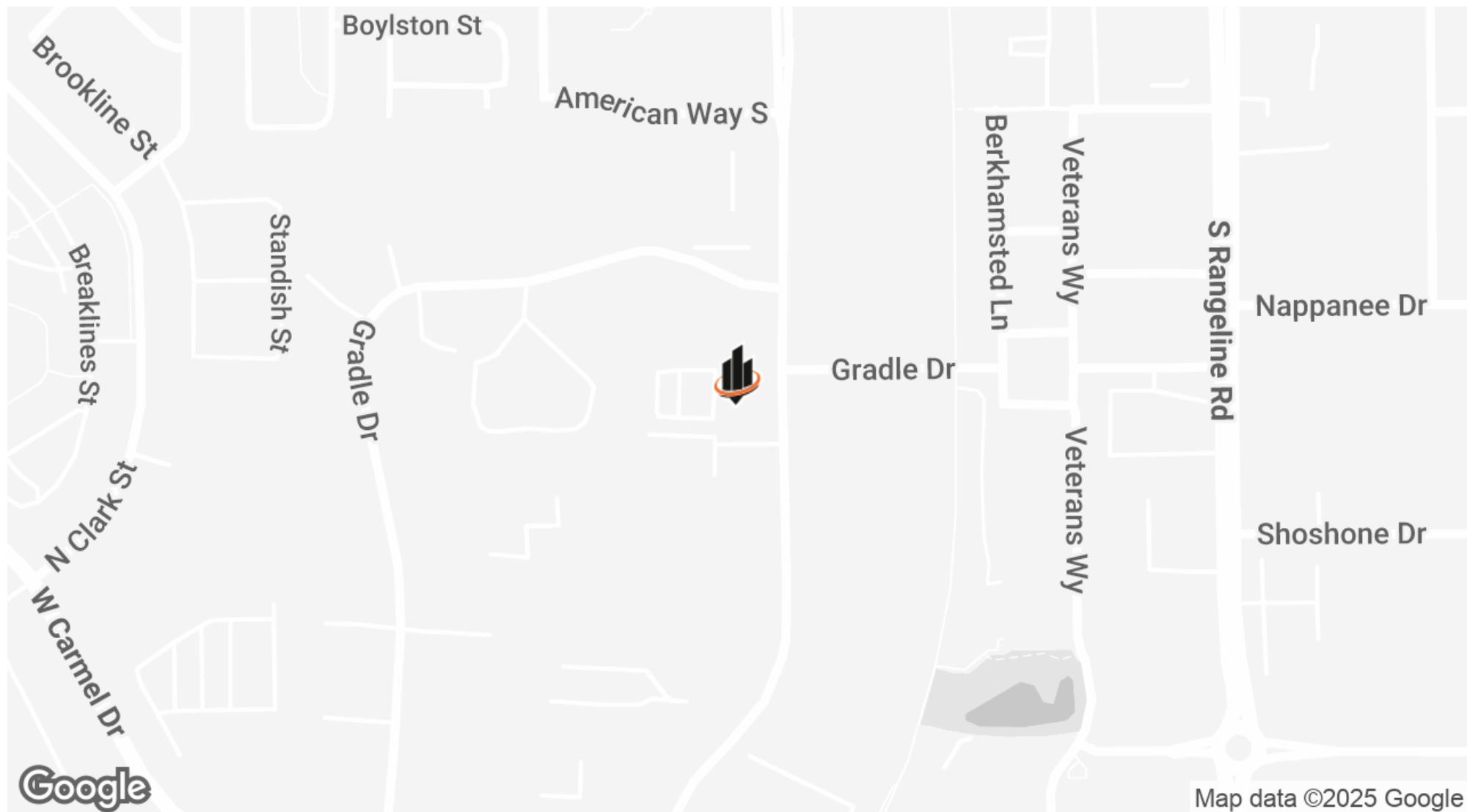
JESS LAWHEAD, CCIM

O: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

LOCATION MAP



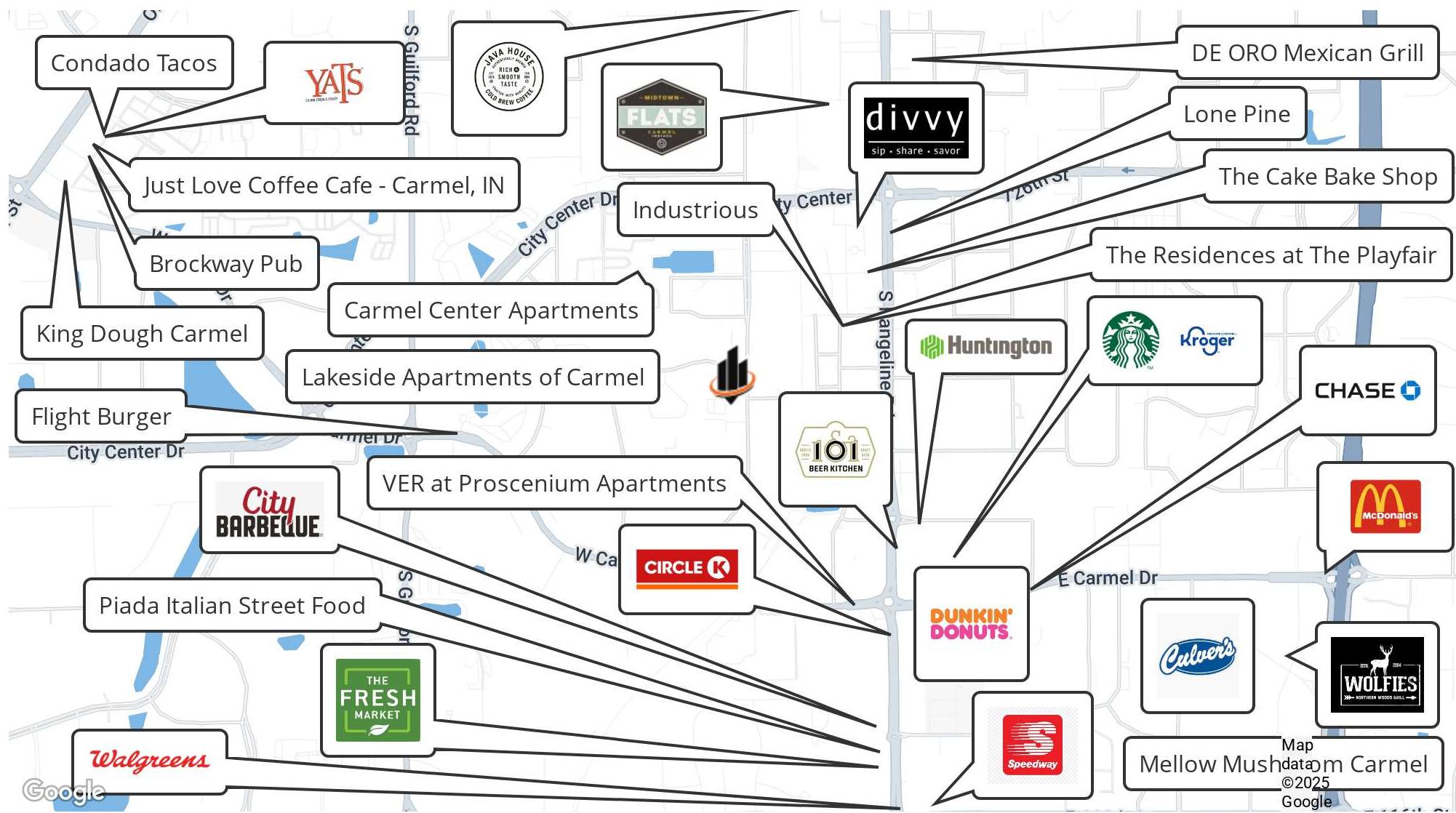
JESS LAWHEAD, CCIM

O: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741

RETAILER MAP



JESS LAWHEAD, CCIM

O: 317.447.4403

jess.lawhead@svn.com

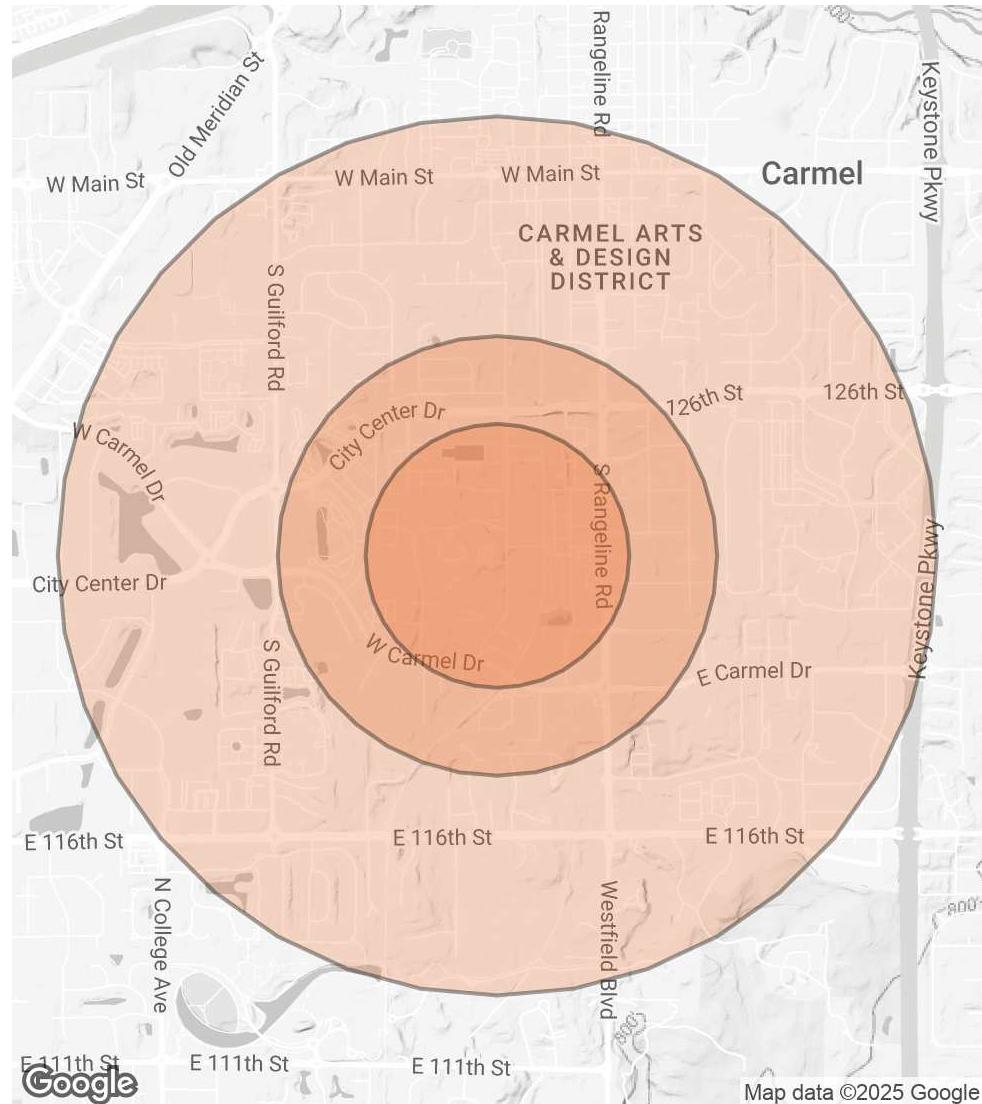
IN #RB14047741

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	744	2,584	10,674
AVERAGE AGE	46	45	42
AVERAGE AGE (MALE)	43	42	40
AVERAGE AGE (FEMALE)	48	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	388	1,303	5,273
# OF PERSONS PER HH	1.9	2	2
AVERAGE HH INCOME	\$102,835	\$99,374	\$100,180
AVERAGE HOUSE VALUE	\$510,361	\$491,183	\$480,923

Demographics data derived from AlphaMap



JESS LAWHEAD, CCIM

O: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741